

THIS DEED IS DONE WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:
Jessie S. Powell
23460 Highway 145
Columbiana, Alabama 35051

STATE OF ALABAMA)
:
SHELBY COUNTY)

\$495

Inst # 1996-18909

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable considerations to the undersigned, JAMES W. POWELL and wife, JESSIE S. POWELL (hereafter collectively referred to as the "Grantors"), in hand paid by JESSIE S. POWELL (the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama, thence proceed North 89 deg. 45 min. East along the South boundary of said Section for a distance of 117.91 feet to the point of beginning. From this beginning point turn an angle of 74 deg. 55 min. to the left and proceed North 14 deg. 51 min. East along the East right-of-way line of Alabama Highway No. 145 for a distance of 1366.79 feet to a point on the North boundary of the Southwest 1/4 of the Southwest 1/4 of said Section; thence turn an angle of 74 deg. 55 min. to the right and proceed North 89 deg. 45 min. East along the North boundary of said quarter-quarter Section for a distance of 330.0 feet; thence turn an angle of 105 deg. 05 min. to the right and proceed South 14 deg. 51 min. West parallel to the East right-of-way line of said highway for a distance of 1366.79 feet to a point on the South boundary of said Section 3; thence turn an angle of 74 deg. 55 min. to the right and proceed South 89 deg. 45 min. West along the South boundary of said Section for a distance of 330.0 feet to the point of beginning.

This conveyance is made subject to the following:

1. 1996 ad valorem taxes, a lien due and payable October 1, 1996.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs, executor and assigns of such Grantee in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantors.

NOTE: The property herein conveyed is the homestead property of the Grantors.

NOTE: One of the Grantors and the Grantee herein, JESSIE S. POWELL is one and the same party. This conveyance is made in order to change the manner in which title to the within property is held for the purposes of estate planning for the parties.

GSW371533.1G5W

Inst # 1996-18909

06/11/1996-18909
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 59.00

Handwritten signature

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 16
day of May, 1996.

James W. Powell (SEAL)
JAMES W. POWELL

Jessie S. Powell (SEAL)
JESSIE S. POWELL

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Powell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal on this the 16 day of May, 1996.

Theresa J. Howard
NOTARY PUBLIC

AFFIX SEAL

My Commission Expires: 3-19-97

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessie S. Powell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal on this the 16 day of May, 1996.

Theresa J. Howard
NOTARY PUBLIC

AFFIX SEAL

My Commission Expires: 3-19-97

This Instrument Prepared By:
Candace L. Hemphill, Esquire
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255

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